

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

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JAMES D. HAWLEY, AICP
EXECUTIVE DIRECTOR

March 18, 2004
Ref. No: 04-122

West Lafayette City Council
609 West Navajo Street
West Lafayette, IN 47906

RECEIVED

MAR 22 2004

CERTIFICATION

CLERK - TREASURER

RE: Z-2168—WESTMINSTER VILLAGE WEST LAFAYETTE, INC. (PDRS & MR TO PDRS): Petitioner is requesting the rezoning of 12.399 acres for the addition of 1 laundry/maintenance lot and 38 single-family lots to expand the independent home component of West Minster Village Community. The site is located on the west side of Salisbury between Sagamore Parkway and Cumberland Ave in West Lafayette, Wabash 7 (NW) 23-4.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on March 17, 2004, the Area Plan Commission of Tippecanoe County voted 13 yes – 0 no to APPROVE the motion to rezone the subject real estate from PDRS & MR to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette City Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, contingent on the following conditions:

Meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate performance bonds submitted with final detailed plans.

Public Notice has been given that this petition will be heard before the West Lafayette City Council its April 5, 2004 regular meeting.

Sincerely,



Sallie Dell Fahey
Executive Director

SDF/mld

Enclosures: Planned Development drawings and Ordinances

cc: Westminster Village, Inc.
John Fisher and Associates
Joseph T. Bumbleburg
John Meluch, Verizon
Kerry Plantenga, Insight Communications
Jim Yarnal, Vectron
Jeff Beumel, Cinergy PSI

Z-2168
WESTMINSTER VILLAGE WEST LAFAYETTE INC.
PDRS & MR TO PDRS

STAFF REPORT
11 March 2004

Z-2168

WESTMINSTER VILLAGE WEST LAFAYETTE INC.
PDRS & MR to PDRS

Staff Report
11 March 2004

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is requesting the rezoning of 12.399 acres for the addition of a laundry/maintenance building lot and 38 single-family lots to expand the independent home component of Westminster Village Community. The site is located on the west side of Salisbury between Sagamore Parkway and Cumberland Avenue in West Lafayette, Wabash 7 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The portion of Westminster Village in this request is zoned Medical Related (MR) and PDRS. The north half of Westminster's overall property and the southeast corner of Salisbury and Cumberland are zoned MR. The remaining south half was rezoned to PD-R in 1983 to legitimize 7 existing independent homes (Z-1129). Sagamore Park Center immediately south was rezoned PDC twice, once in the early '70s and again in the late '80s (Z-822 & Z-1396). The same site was recently rezoned to PDNR in 2001 (Z-2049) to accommodate a grocery store expansion. Large areas of R1 are found both east and west of this site. PDRS zoning associated with George Davis Manor abuts to the north.

AREA LAND USE PATTERNS:

The subject of this request is currently undeveloped with the exception of one home, a gravel parking lot, small service building and adjacent garden area. The remaining Westminster property, which abuts to the east, is a continuing care retirement community and consists of independent homes, independent apartments, assisted living and skilled health center with supportive elements for food service, activities and all other services necessary for a self-supporting community. Sagamore Park Center commercial property is to the south. Land west and east across Manchester and Salisbury respectively are single-family subdivisions. Another skilled care facility and Arnett Clinic branch are immediately north.

TRAFFIC AND TRANSPORTATION:

The project gains access from existing private drives off Salisbury, a 2-lane primary arterial. All streets serving this proposal will be private as well. Property in this request abuts Manchester on the west but does not have vehicular access to the street.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

All utilities are available but will require new water and sewer mains as part of the project. All new infrastructure and the extension of the 10' wide West Lafayette bic/ped trail along Manchester would be constructed in the first phase of development. A 50' wide drainage, utility and landscape easement runs the length of Manchester across the back of lots 42 – 44 and 49 – 55 and will contain a 6' high landscaped berm also to be installed during phase one. Lot 55, at the northwest corner will act as a temporary construction drive while infrastructure improvements are made. During the construction of dwellings on individual lots, site access will be through the interior streets of Westminster Village. The maximum permitted percent of lot coverage by any building shall be 40% including all future additions to the dwelling. The minimum allowable green space for any lot shall be 30% including all future improvements. Landscaping would not be diminished.

Storm water facilities are already in place and will be reviewed to assure that there is adequate capacity. Petitioner is interested in partnering with West Lafayette Parks and Engineering staff to redesign the present detention area, at the site's southwest corner for use as an "active green environment". Landscaped berms and an extension of the West Lafayette trail system from Cumberland Avenue would be constructed by Westminster where the site abuts Manchester providing a desired link between the neighborhood to the west and Sagamore Park Center.

The proposed landscape plan shows street trees, screening and typical foundation plantings for dwellings. The plan has the support of the West Lafayette Greenspace Administrator and shows Westminster Village's continued commitment to greenspace evident throughout their property.

STAFF COMMENTS:

This proposed rezoning from MR & PDRS to PDRS is being requested to permit Westminster Village to expand the independent home component of their community. Just last month the board heard a similar request from Greentree to enlarge their assisted care facility. It is evident that retirees find West Lafayette a friendly community in which to locate.

In order to offer prospective residents the greatest number of options petitioner's proposal includes 38 single-family lots, 8 typical dwelling units and multiple façade treatments from which to choose. Anticipating the possibility that a revision may be necessary as the development nears completion, petitioner has included statements that would allow two types of lot line adjustments:

- "An intervening lot line may be changed to accommodate house footprints built on adjacent lots only to the extent as follows: This may occur no more than three times for the entire project, and the external adjacent lot lines may not be changed."

- "A lot may be divided and portions of that lot may be apportioned to the two adjacent lots to accommodate two houses on what originally was designed to accommodate three houses. This may occur no more than three times for the project."

In the first case, two lots would move the common lot line between them without increasing or reducing the overall number of lots. In the second case, dividing the center lot between two outer lots would reduce three lots to two. Should both adjustments happen the maximum three times the overall lot count of 39 lots could be reduced to 36.

Westminster Village has served the community for over 27 years. The 1983 PD proposal legitimizing 7 existing independent residences gained approval because of the emerging pattern of health care and retirement facilities in the area. Last month's statement supporting Greentree, "It makes good sense and fits well within its context" also holds true for this proposal. Staff believes this expansion will allow Westminster to maintain its commitment to serve the community's continuing care needs while expanding its partnership role with the city. Westminster Village has proven itself to be a good neighbor in its overall use and appearance and now is able to provide a desirable pedestrian and bicycle link between adjacent neighborhoods and retail uses through their property.

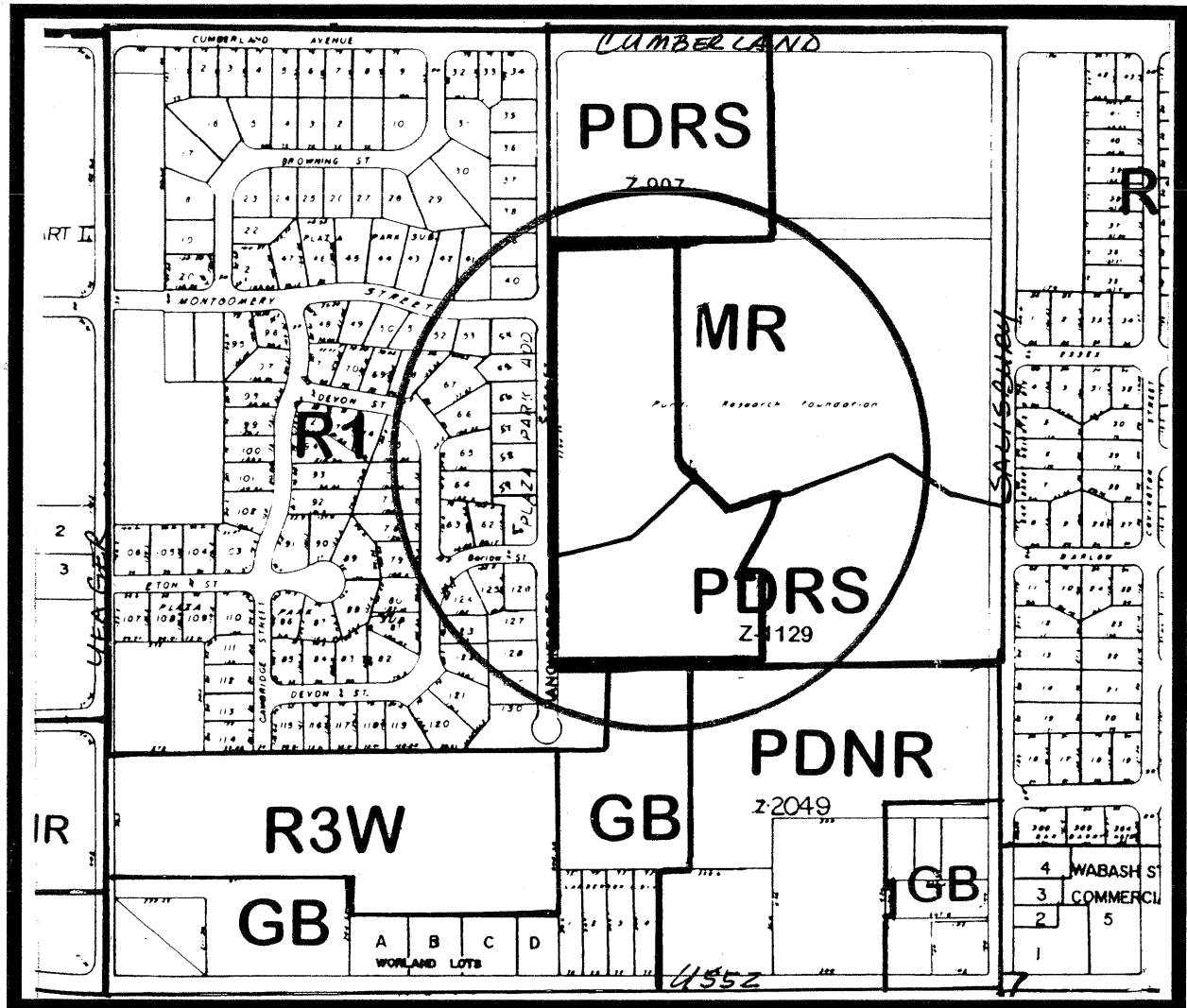
STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate performance bonds submitted with final detailed plans.

Z-2168
Westminster Village West Lafayette, Inc.

(PDRS & MR to PDRS)



ORDINANCE NO. _____

**TO REZONE CERTAIN REAL ESTATE WITHIN
THE CITY OF WEST LAFAYETTE, INDIANA
AND DESIGNATING THE TIME WHEN THE
SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
WEST LAFAYETTE, INDIANA:**

Section 1. Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to rezone the following-described real estate, to-wit:

(See attached legal description)

Section 2. Said real estate is hereby rezoned as follows:

FROM: "PDRS & MR" District

TO: "PDRS" District

Section 3. This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

**PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WEST
LAFAYETTE, INDIANA, UPON THIS _____ DAY OF _____, 2004.**

PRESIDING OFFICER

Attest:

JUDITH C. RHODES, Clerk-Treasurer

Presented by me to the Mayor of the City of West Lafayette, Indiana, on the _____ day of _____, 2004, at the hour of _____.

JUDITH C. RHODES, Clerk-Treasurer

This Ordinance approved and signed by me on the _____ day of _____, 2004, at the hour of _____.

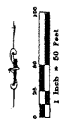
JAN H. MILLS, Mayor

Attest:

JUDITH C. RHODES, Clerk-Treasurer

3721 N. 500 E.
Lathrop, IN 47905-7867
(765) 589-3278
FAX (765) 589-4223
www.lathropshrub.com

JOHN E. FISHER & ASSOCIATES, P.C.
Land Surveyors • Civil Engineers
625 South East Avenue
Lafayette, Indiana 47904
Office (765) 445-1530
Fax (765) 447-2695
email: jefisher@jefisherc.com

[illegible]

Gen.	Species	Host Plant	Common Name	Size
1	<i>A. caeca</i>	Pea	Small Pea	1.5" x 1.5"
2	<i>A. caeca</i>	Pea	Small Pea	1.5" x 1.5"
3	<i>A. caeca</i>	Pea	Small Pea	1.5" x 1.5"
4	<i>A. caeca</i>	Pea	Small Pea	1.5" x 1.5"
5	<i>A. caeca</i>	Pea	Small Pea	1.5" x 1.5"
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